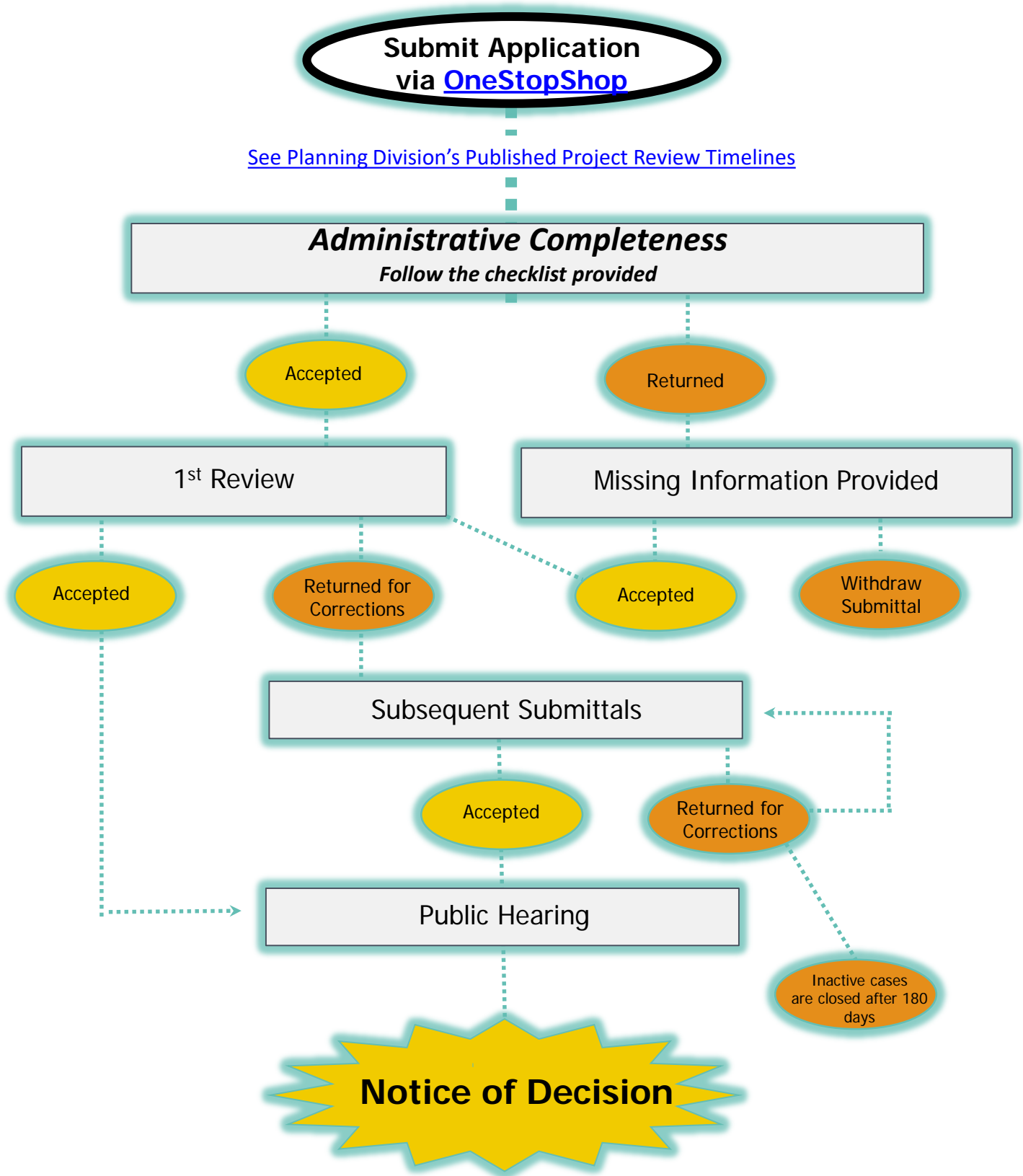


Standard Plans – Original Submission



Standard Plans – Original Submission

- Standard Plans may be submitted after Final Plat approval or after Final Plat Application has been submitted (applicant must provide proof). Standard Plans cannot be approved until after Final Plat approval.
- **Neighborhood Meeting** – Required only when *revisions* or *additional standard plans* proposed by Builders in Partially Built/Sold Residential Tract Home Development:
 - The applicant shall schedule an informal neighborhood meeting after filing of an application and provide Planning Staff with a list of existing property owners in the residential parcel, neighborhood or phase built with the house product being revised or added to.
 - The intent of the neighborhood meeting is to inform property owners of revisions to two (2) or more standard plans or two (2) or more new standard plans being proposed in an existing subdivision.
 - Applicant shall provide Planning Staff with a copy of the draft letter being sent to the existing property owners and submit brief minutes of the issues brought up at the neighborhood meeting prior to the issuance of a Notice of Decision or being scheduled for public hearing.
- New housing product (series added to existing approved plans) requires a lot fit analysis that includes zoning setbacks and lot coverage specifying any options offered with each standard plan for each lot to be built with new product should be provided. Illustrate on the final plat the location and number of lots where the new product will be built.
- Useful Links on Gilbert's Planning & Development webpage:
 - [Development Fee Schedule](#)
 - [Planning Division Project Review Timelines](#)
 - [General Plan Character Area Map](#)
 - [Zoning and Land Development Code](#)
 - [Zoning Map Noting Overlay Zoning Districts](#)
 - [Heritage District Design Guidelines](#)
 - [System Development Fees Area Map](#)
 - [Gateway Area Traditional Neighborhood Design Guidelines](#)
 - [Residential Design and Development Guidelines](#)

Attachment 1

Standard residential house plan conditions adopted by resolution of the Design Review Board on December 14, 2000.

1. A minimum of three architecturally different covered patio designs shall be provided for each standard plan on lots that back to common open space or public streets. The designs will incorporate differing rooflines such as a parapet design, a gabled design or other appropriate design given the main structure rooflines. All patio columns shall be of substantial dimensions (i.e. 12" stucco column) and constructed of materials compatible with the exterior elevations.
2. A minimum of three (3) different garage doors shall be offered as a standard feature for each standard plan. Different designs may include short vs. long panels and decorative, divided-light panels.
3. No house product of the same floor plan and elevation shall be built adjacent or across from one another. Across is defined as any lots having common frontage.
4. The same color scheme is not permitted on adjacent residences.
5. Provide reverse elevations, where possible, on adjacent lots to keep the garage doors from always being on the same side of the lots
6. Detailing (i.e. veneer stone, brick, shutters, window mullions, decorative corbels, etc.) as shown on the approved elevations shall be standard and clearly labeled on the construction documents. Substantial deviations from the approved elevations shall be reviewed by the Design Review Board.
7. No similar rear elevations shall be allowed adjacent to one another along open spaces or public right-of-ways. Window detailing shall be applied to the side or rear elevations that side or back onto an open space or public street. The detailing shall be clearly noted on the construction documents.
8. Wainscoting pop outs and other horizontal banding details applied to the front elevation shall be wrapped around the corner of the house to the return wall or to a prominent end-column feature.
9. All exposed metal roof vents and utility equipment shall be painted to match the adjacent roof or building color. This shall be clearly noted on the construction documents.
10. All ground-mounted mechanical equipment within a side or rear yard of a lot enclosed by a view wall shall be fully screened by a finished wall.
11. These conditions and any additional conditions approved by the Design Review Board shall be placed on the cover sheet of the first house plan construction submittal and all subsequent submittals for each individual standard plan.

Attachment 2

Policy Review under IRC 2012 Code Fire Separation Requirement

The following will be the policy of review for all plans reviewed under the IRC 2012 Code in regard to 5' fire separation requirement.

Any structural or architectural element that encroaches within 5' of any lot line (ground to sky) will be required to be designed as a 1 hour fire rated assembly. Exception; an architectural element constructed of heavy timber or of foam material covered by stucco may encroach into this 5' required fire separation.

Please see supporting code reference below:

SECTION R302 EXTERIOR WALL LOCATION

R302.1 Exterior walls

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated	1 hour –tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	<5 feet
	Not fire resistance rated	0 hours	≥5 feet
Projections	Fire resistance rated	1 hour on the underside	≥2 feet to <5 feet
	Not fire resistance rated	0 hours	≥5 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section 302.4	< 5 feet
		None required	5 feet

TABLE R302.1(2)
EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire resistance rated	1 hour –tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	0 feet
	Not fire resistance rated	0 hours	3 feet ^a
Projections	Fire resistance rated	1 hour on the underside	2 feet ^a
	Not fire resistance rated	0 hours	3 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section 302.4	< 3 feet
		None required	3 feet ^a

1 foot = 304.8 mm

N/A = Not Applicable

^a For residential subdivision where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

Attachment 3

SAMPLE LOT FIT ANALYSIS MATRIX

Required Setbacks										Zoning		Special Condition Notes:									
Front Setback = 25'										SF-10		1. Use and Benefit Easement									
*Front setback can be reduced to 20' for side entry												2. Landscape and Pedestrian Easement									
Rear Setback = 30'												3. Public Utility Easement									
Side Setbacks = 10' & 10'										<div></div> = Plan exceeds coverage.		4. Other Easement									
										<div></div> = Plan exceeds setback limits.		5.Arterial Street Adjacency - Increased Setback Required									
Maximum Lot Coverage (%)												6. Open Space Tract Adjacency - Increased Setback Required									
40% Maximum Lot Coverage for 2-Story												7. Corner Lot									
45% Maximum Lot Coverage for 1-Story												8. Other Notes									
			Plan 170.3283 Elevation "A"						Plan 170.3283 Elevation "B"						Plan 170.3283 Elevation "C"						
Lot Number	Special Conditions	Lot Area (Sq. Ft.)	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 4,204 S.F.	Max. Footprint Coverage % 4,524	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 4,216 S.F.	Max. Footprint Coverage % 4,536 S.F.	Fit Y/N	Front Setback	Side Setback	Rear Setback	Std. Footprint Coverage % 4,380 S.F.	Max. Footprint Coverage % 4,700 S.F.	
160	3,4	12,364	Y	25'	10'	30'	34%	37%	Y	25'	10'	30'	34%	37%	Y	25'	10'	30'	35%	38%	
161	3,4	12,435	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	35%	38%	
162	3,4	12,506	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	35%	38%	
163	3,4	12,577	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	34%	36%	Y	25'	10'	30'	35%	37%	
164	3,4	12,649	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	35%	37%	
165	3,4	12,720	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	33%	36%	Y	25'	10'	30'	34%	37%	
166	3,4	12,791	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	34%	37%	
167	3,4	12,882	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	34%	36%	
168	3,4	12,934	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	33%	35%	Y	25'	10'	30'	34%	36%	
169	3,4	13,005	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	34%	36%	
170	3,4	13,076	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	32%	35%	Y	25'	10'	30'	33%	36%	
171	3,4	13,164	Y	25'	10'	30'	32%	34%	Y	25'	10'	30'	32%	34%	Y	25'	10'	30'	33%	36%	
172	3,4	14,007	Y	25'	10'	30'	30%	32%	Y	25'	10'	30'	30%	32%	Y	25'	10'	30'	31%	34%	
173	3,4,7	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	
174	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	
175	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	
176	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	
177	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	
178	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	
179	3	11,700	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	36%	39%	Y	25'	10'	30'	37%	40%	

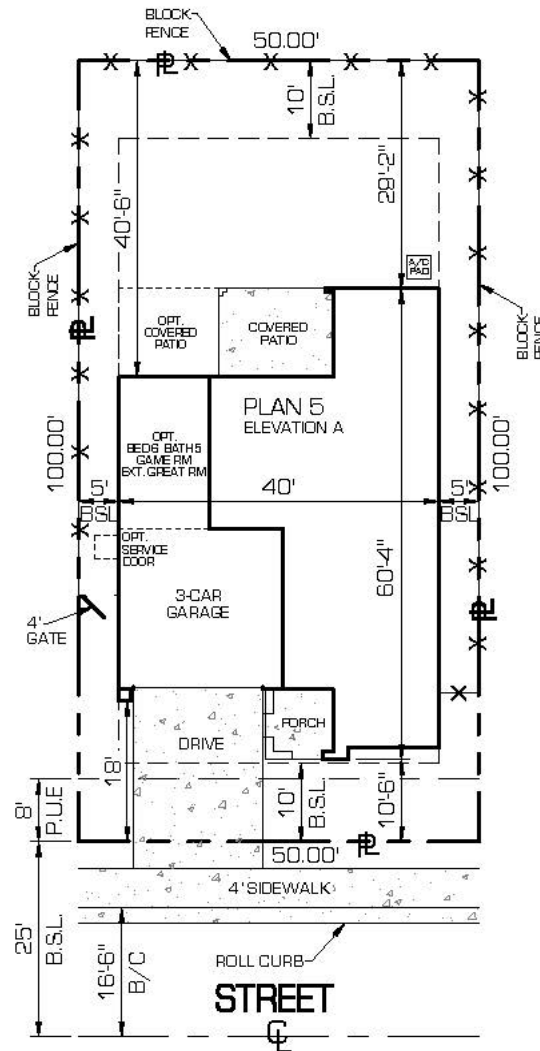
Attachment 4

Sample Standard Plot Plan

NOTE: ALL DIMENSIONS, LOCATIONS AND FEATURES SHOWN ON THIS PLOT PLAN ARE APPROXIMATE AND ARE ONLY AN ARTIST'S RENDERING. EXACT LOCATION OF ALL FEATURES ARE SUBJECT TO CHANGE AND MAY NOT BE INSTALLED EXACTLY AS SHOWN ON PLANS AND/OR IN MODELS. PLACEMENT OF HOME, DRIVEWAY, SIDEWALKS AND EXTERIOR FEATURES ARE SUBJECT TO MODIFICATION AS DEEMED NECESSARY BY FIELD PERSONNEL

PLOT PLAN

SCALE: 1" = 20'-0"



60% MAX. SINGLE STORY

50% MAX. TWO STORY

MAX. FOOTPRINT

TOTAL LIVABLE.....	= 2,904 Sq. Ft.
2nd FLOOR LIVABLE.....	= 1,708 Sq. Ft.
1st FLOOR LIVABLE.....	= 1,196 Sq. Ft.
GARAGE(S).....	= 643 Sq. Ft.
COVERED PORCH.....	= 87 Sq. Ft.
COVERED PATIO(S).....	= 304 Sq. Ft.
TOTAL FOOTPRINT.....	= 2,230 Sq. Ft.
LOT AREA.....	= 5,000 Sq. Ft.
LOT COVERAGE %.....	= 44.6 %

STANDARD FOOTPRINT

TOTAL LIVABLE.....	= 2,904 Sq. Ft.
2nd FLOOR LIVABLE.....	= 1,708 Sq. Ft.
1st FLOOR LIVABLE.....	= 1,196 Sq. Ft.
GARAGE(S).....	= 643 Sq. Ft.
COVERED PORCH.....	= 87 Sq. Ft.
COVERED PATIO(S).....	= 176 Sq. Ft.
TOTAL FOOTPRINT.....	= 2,102 Sq. Ft.
LOT AREA.....	= 5,000 Sq. Ft.
LOT COVERAGE %.....	= 42.0 %

ZONING

SFD PAD

BUILDING SETBACKS

FRONT..... = 10' / 20'
 • 10' FOR LIVABLE / SIDE ENTRY GARAGE
 • 18' TO FACE OF GARAGE
 REAR..... = 10'
 SIDES..... = 5' & 5'



DRIVEWAY.....	= 380 Sq. Ft.
ENTRY WALK.....	= 2 Sq. Ft.
APRON / CURB CUT.....	= N/A Sq. Ft.
BLOCK FENCE.....	= 201 Lin. Ft.












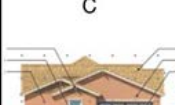

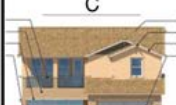



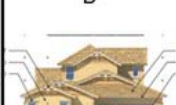

Attachment 5

SAMPLE ELEVATION MATRIX

Front Elevation Matrix

1847 A	1965 A	2424 A	2957 A	3162 A
				
B	B	B	B	B
				
C	C	C	C	C
				
D	D	D	D	D
				

Rear Elevation Matrix

1847 A	1965 A	2424 A	2957 A	3162 A
				
B	B	B	B	B
				
C	C	C	C	C
				
D	D	D	D	D
				

Submittal Formatting, Required Materials and Checklist:

- ☐ Submit electronic copy of ALL required items on checklist. (No 24" x 36")
- ☐ **Purge** images of unnecessary blocks and layers (single layer).
- ☐ **Save each exhibit as a separate PDF per document naming below.**

Document Naming:

- ☐ Exhibit 1: Property Owner Authorization
- ☐ Exhibit 2: Project Narrative
- ☐ Exhibit 3: Parcel/Aerial Map
- ☐ Exhibit 4: Vicinity Map
- ☐ Exhibit 5: Project Data Sheet
- ☐ Exhibit 6: Final Plat Application
- ☐ Exhibit 7: Final Plat
- ☐ Exhibit 8: Typical Plot Plans
- ☐ Exhibit 9: Lot Fit Analysis
- ☐ Exhibit 10: Floor Plans
- ☐ Exhibit 11: Elevation Matrix
- ☐ Exhibit 12: Elevations
- ☐ Exhibit 13: Color and Materials Board
- ☐ Exhibit 14: Neighborhood Meeting (if applicable)
- ☐ Exhibit 15: Letter from Architectural Review Committee, Property Owner's Association/ Home Owners Association (if applicable)

Checklist

☐ Exhibit 1: Property Owner Authorization

- ☐ Must be signed by property owner.

☐ Exhibit 2: Project Narrative

- ☐ Project Narrative should be typed in a 12pt font and no more than 5 pages in length
- ☐ Describe proposed project;
- ☐ Project compliance with existing zoning requirements and Planned Area Development (PAD) conditions that affect the design or placement of homes in the approved subdivision plat; and
- ☐ Address the housing product compliance with Character Area design criteria, if located in a Character Area.

☐ Exhibit 3: Parcel /Aerial Map

- ☐ Maricopa County Assessor Parcel Map (Highlight project area and provide parcel number (s);
- ☐ Aerial with Parcel Boundary.

☐ **Exhibit 4: Vicinity Map**

- ☐ Highlight project area and show adjacent streets.

☐ **Exhibit 5: Project Data Sheet**

- ☐ Please make sure to complete all requested information on the [Project Data Sheet](#).

☐ **Exhibit 6: Final Plat Application**

- ☐ Provide copy of stamped received final plat application.

☐ **Exhibit 7: Final Plat**

- ☐ Provide copy of the final plat.

☐ **Exhibit 8: Typical Plot Plans**

- ☐ Graphic scale, north arrow, dimensions and exhibit date;
- ☐ Home Builder and Subdivision Name;
- ☐ Plan Number, Minimum lot area and typical lot lines;
- ☐ Location of ground mounted mechanical equipment screened from public view.
- ☐ Identify all features: plan options, roof overhangs, upper levels, building projects identified with a dashed line, distance of overhangs /projections to property line (must comply with the IRC 2012 code requirements)**
- ☐ Required building setbacks;
- ☐ Front setback stagger (if applicable) (If all plans cannot meet front setback stagger requirements, identify predetermined lot staggers on the lot fit analysis);
- ☐ Proposed and allowed building lot coverage;
- ☐ Maximum lot coverage of elevations with maximum square footage/features;
- ☐ Identify adjacent easements;
- ☐ Location of typical driveway; and
- ☐ Provide additional plot plans for each elevation style (A, B and C) if footprints, setbacks or lot coverage vary.

☐ **Exhibit 9: Lot Fit Analysis Matrix**

- ☐ Provide a lot fit analysis matrix which includes the required setbacks, zoning, maximum lot coverage, special condition notes for each standard plan and elevation.

NOTE: Illustration of Lot Fit Analysis Matrix referenced above included in the Process Guide.

☐ **Exhibit 10: Floor Plans**

- ☐ Graphic scale, dimensions and exhibit date;
- ☐ Home Builder and Subdivision Name;
- ☐ Interior space distribution with dimensions;
- ☐ Exterior walls and interior partitions;
- ☐ Line of second floor above and line of first floor below (for two story homes);
- ☐ Fenestration;
- ☐ Stairs; and
- ☐ Provide additional floor plans for all elevation styles, including separate details for optional features (i.e., windows, extended porches/patios, extended garages, walk decks, casitas, etc.);
- ☐ Label all rooms.

☐ **Exhibit 11: Elevation Matrix**

- ☐ Provide a colored matrix of all front and rear elevations for each standard plan.

NOTE: *Illustration of Elevation Matrix referenced above included in the Process Guide.*

☐ **Exhibit 12: Elevations**

- ☐ Provide one colored set and one black and white set;
- ☐ Graphic scale and exterior dimensions;
- ☐ Home Builder and Subdivision Name;
- ☐ Minimum of three standard plans and a minimum of three elevations per standard plan;
- ☐ Building elevations for all sides;
- ☐ Provide elevations for each standard floor plan proposed for the project;
- ☐ Provide additional elevations of each floor plan with options;
- ☐ Minimum of three different garage door designs for each standard plan;
- ☐ Identify materials proposed, including decorative elements and garage doors as standard features;
- ☐ Identify accent features such as window trims or other features that project from the main wall plane and note their depth;
- ☐ Identify accents, details (i.e., corbels, exposed rafter tails, etc.) and other areas requiring fire rating per IRC 2012 Section R 302.1
- ☐ Identify gutters and downspouts painted to match, if applicable;
- ☐ All elevations must be oriented consistently with the floor plans;
- ☐ Standard Plan Notes are applicable to all residential standards plans and must be placed on the cover sheet of the construction documents.
- ☐ Provide additional elevations for all optional features per standard plan, (i.e., windows, extended porches;
- ☐ Label all rooms.

☐ **Exhibit 13: Color and Materials Board**

- ☐ A matrix of all proposed color schemes for all elevations, noting color, material names and manufacturer number;
- ☐ Samples of all veneer and roof material.

For Partially Built/Sold Residential Tract Home Development Revisions or Additional Standard Plans

☐ **Exhibit 14: Neighborhood Meeting (if applicable)**

- ☐ Please refer to Section 5.602.A.3 of the Land Development Code for requirements;
- ☐ A parcel map highlighting properties within 300 feet, Homeowners Associations and neighborhoods within 1000 feet of the property and the typed names and address of all property owners identified on parcel map (<http://mcassessor.maricopa.gov/>).

☐ **Exhibit 15: Letter from Architectural Review Committee, Property Owner's Association / Home Owner's Association (if applicable)**

- ☐ Letter from Architectural Review Committee or Property Owner's Association or HOA stating their approval of this project.